



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** October 5, 2017  
**AGENDA DATE:** October 11, 2017  
**PROJECT ADDRESS:** 1540 Franceschi Road (MST2017-00355)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Jessica W. Grant, Acting Senior Planner *JWG*  
 Stephanie Swanson, Assistant Planner

### I. PROJECT DESCRIPTION

The 17,437 square foot project site is currently developed with a two-story 2,720 square foot single-family residence with an attached 445 square foot two-car garage. The proposal is to construct a 146 square foot addition to an existing second-story 283 square foot deck located entirely in the 30-foot primary front setback.

The proposed deck extension was previously reviewed by the Staff Hearing Officer on May 24, 2017 (MST2017-00084) in conjunction with modifications to approve additions and alterations in both the primary and secondary front setbacks, as well as an open yard modification. As part of that project, a deck extension was approved in the secondary front setback up to the plane of the existing deck, for an eight-foot encroachment and total deck size of 547 square feet. A 178 square foot portion of the previously approved deck is located in the primary front setback; however, a Modification was not reviewed for it. The Modification request is now being pursued under the current proposal.

The proposed deck extension would encroach an additional four feet into the primary front setback, with a total depth of 12 feet into the required 30-foot setback. The total size of the subject deck, including both the previously approved and the proposed extension, would be 693 square feet; 506 square feet of which is in the required secondary front setback.

The previously approved project would allow for a 3,470 square foot residence, 79% of the guideline maximum floor-to-lot-area ratio (FAR). No additional floor area is proposed under the subject project.

The discretionary applications required for this project are a Secondary Front Setback Modification to allow a deck extension on the south side of the dwelling to encroach within the required 30-foot secondary front setback, and a Primary Front Setback Modification to allow a previously approved deck extension on the west side of the dwelling to encroach within the required 30-foot primary front setback (SBMC § 30.20.030.A and SBMC § 30.250.020.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

## II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to the findings in Section V of this Staff Report.

## III. SITE INFORMATION AND PROJECT STATISTICS

### A. SITE INFORMATION

Applicant:	Wade Davis Design	Property Owner:	Vincent and Kathy Tucker
Parcel Number:	019-102-038	Lot Area:	17,438 sf
General Plan:	Riviera	Zoning:	RS-25 (formerly A-2)
Existing Use:	Single Family Dwelling	Topography:	38% average slope

Adjacent Land Uses:

North – Single Family Dwelling (3-story)	East - Single Family Dwelling (3-story)
South – Franceschi Park	West – Single Family Dwelling (2-story)

### B. PROJECT STATISTICS

	Existing	Approved (MST2017-00084)	Proposed (MST2017-00355)
Living Area	2,720 sf	3,470 sf	3,470 sf
Garage	455 sf	455 sf	455 sf
Accessory Space	258 sf	179 sf	179 sf

### C. PROPOSED LOT AREA COVERAGE

Building: 1,735 sf 10%      Hardscape: 2,784 sf 16%      Landscape: 12,919 sf 74%

## IV. DISCUSSION

The subject parcel is a triangular lot with two front setbacks, one along Franceschi Road to the south and a second along a private road to the north. The existing development is non-conforming to both front setbacks and the required open yard.

A previously approved project (MST2017-00084) allows the construction of an addition to the existing dwelling, resulting in a 3,470 square foot structure. Additionally, there is a 455 square foot attached two-car garage on-site.

### Previous Staff Hearing Officer Hearing

The Staff Hearing Officer reviewed the subject deck on May 24, 2017 as part of a MST2017-00084, a larger project including additions and alterations to the single family dwelling, including

outdoor living space on ground and upper level decks. A portion of the requested second-story deck extension was approved, extending the existing deck to the west and north to wrap around the corner of the dwelling.

The applicant indicated in their request letter and in-person at the hearing that the deck was requested due to the slope of the site preventing outdoor living spaces and connections between the ground and upper level of the existing dwelling. The Staff Hearing Officer expressed concerns regarding the closeness of Franceschi Road and that the existing deck was already located entirely in the secondary front setback.

The Staff Hearing Officer proposed continuing the project so that the project could be reviewed by the full Single Family Design Board (SFDB) for comments and return. The applicant requested to move forward with what the Staff Hearing Officer was able to approve; therefore, the project was approved except for the deck extension to the south that is now being proposed under the subject project.

#### Design Review

The previous project was reviewed by the SFDB on five occasions under MST2017-00084: March 13, 2017 (Consent), May 22, 2017 (Consent), May 30, 2017 (Full Board), July 24, 2017 (Consent), and July 31, 2017 (Consent). The project received positive comments and Project Design Approval and Final Approval on July 31, 2017. The previously approved deck extension that requires a primary front setback modification was included in the previous review of the SFDB.

Although the project returned to the Full Board on May 30, 2017 after the Staff Hearing Officer hearing and received positive comments, the project went on to receive PDA and Final Approval as approved, without returning the Staff Hearing Officer. Thus, the deck extension towards Franceschi Road had to be reviewed under a new MST, with the associated design review and modification process for the revised project.

The applicant submitted the subject project under MST2017-00355 on June 15, 2017. The project was reviewed by the full Single Family Design Board on August 14, 2017, and received positive comments. The Board noted that the encroachment would not be significantly visible from Franceschi Road, Alameda Padre Serra, and the City in general, due to existing vegetation that would act as screening. Further, the Board indicated that the encroachment would not pose consistency issues with the Single Family Design Board Guidelines, and was aesthetically appropriate and supportable due to the constrained site.

#### Reduced Front Setbacks

Under the New Zoning Ordinance, Title 30, a front setback reduction is available for RS-25 zoned lots with more than a 20'-0" slope within 50'-0" of a front property line. Previously, under Title 28, this reduction was only available to E-1, E-2, E-3, and R-1 zoned lots. The applicant submitted a site plan demonstrating that both the primary and secondary front setbacks are eligible for the reduction, with 37.056% and 29.533% average slopes within 50'-0" of the front property lines, respectively. Accordingly, a reduced 25'-0" primary and secondary front setback is applicable to the subject property.

Primary Front Setback Modification

At the May 24, 2017 Staff Hearing Officer hearing, the setback line was drawn from the property line, rather than the edge of the right-of-way/edge of private road easement. When drawn from the edge of right-of-way, and the reduced setback is applied, 157 square feet of the approved deck extension along the west side of the dwelling is located in the reduced 25'-0" primary front setback. This portion was approved under MST2017-00084 without the required Modification. This portion of the deck is now included as a separate Modification request as part of this project. It was previously reviewed by the Single Family Design Board with positive comments.

Secondary Front Setback Modification

The alterations within the secondary front yard include a 146 square foot second story deck extension and encroachment, in addition to a previously approved 264 square foot square addition to the same deck. The Single Family Design Board has reviewed the proposed project as part of the previously approved project and as a stand-alone project revision and given positive comments under both circumstances.

Staff Support

Staff is supportive of both Front Setback Modification requests as the property is constrained by two reduced 25'-0" front setbacks, the slope of the lot, the location of the existing and approved development on-site, and because the alterations are not anticipated to adversely impact the adjacent neighbors or the visual openness of the street frontage.

**V. FINDINGS**

The Staff Hearing Officer finds that the Front Setback Modifications for both the primary and secondary front yards are consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The alterations are appropriate because they allow for an aesthetic improvement to the dwelling and the changes are not anticipated to adversely impact the adjacent neighbors or the visual openness from the street.

Exhibits:

- A. Reduced Site Plans (full-size under separate cover)
- B. Site Plan confirming the applicable reduction of setbacks
- C. Applicant's letters, dated March 23, 2017 and June 15, 2017
- D. SFDB Minutes for MST2017-00084 dated March 13, 2017, May 22, 2017, May 30, 2017, July 24, 2017, and July 31, 2017
- E. SFDB Minutes for MST2017-00355 dated August 14, 2017

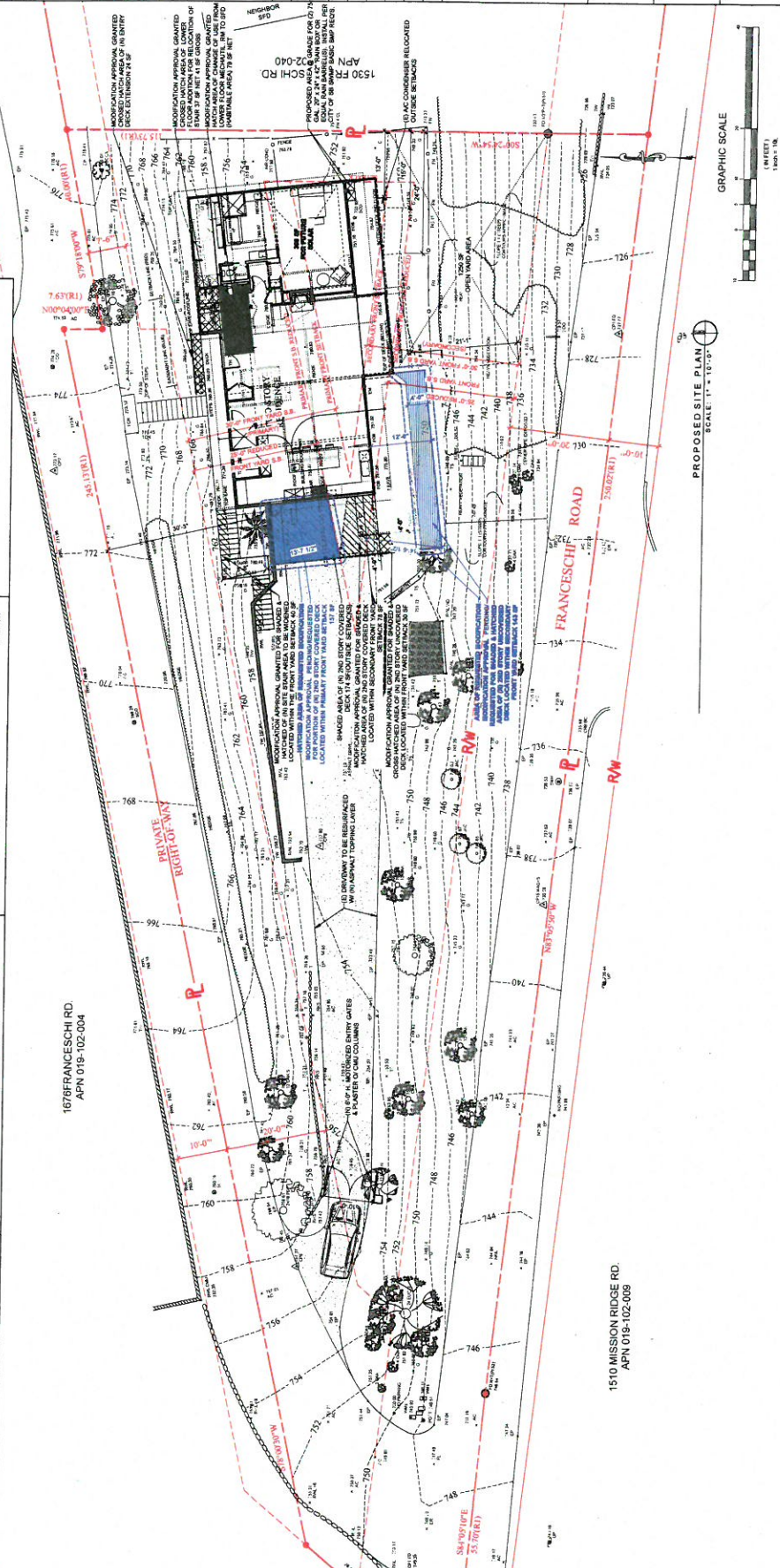
Contact/Case Planner: Stephanie Swanson, Assistant Planner  
(SSwanson@SantaBarbaraCA.gov)  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805) 564-5470 x4569



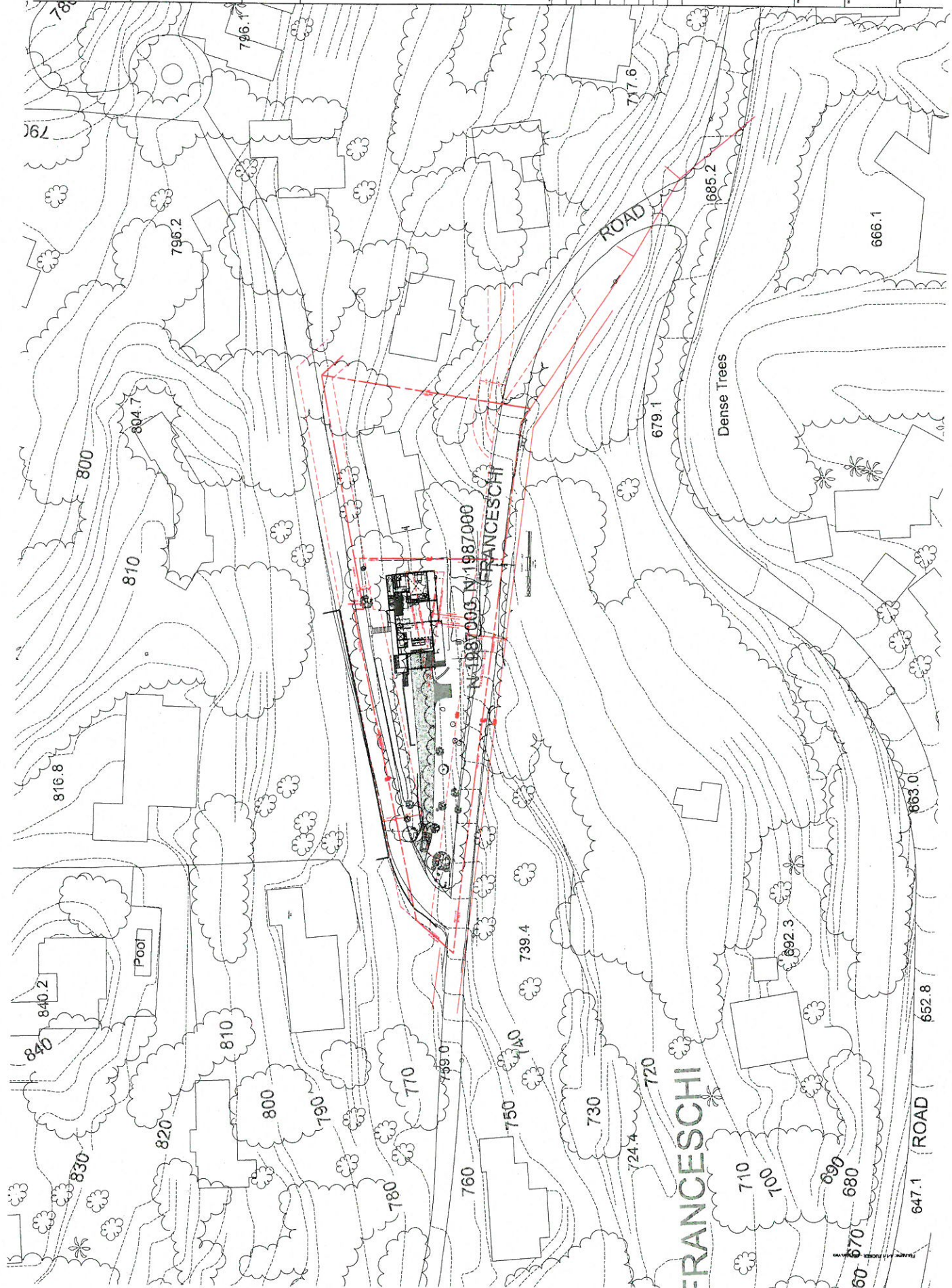




SWAMP AREA CALCULATIONS		IN/AREA	IN/AREA
1	DESCRIPTION		
2	SFD ROOF AREA	12600 SQ FT	228 SQ YD
3	(E) IMPERVIOUS DECKS	3005 SQ FT	560 SQ YD
4	REPLACED IMPERVIOUS DECKS	155 SQ FT	28 SQ YD
5	(E) PERMEABLE WALKWAYS/DRIVEWAYS	140 SQ FT	26 SQ YD
6	REPLACED PERMEABLE WALKWAYS/DRIVEWAYS	1500 SQ FT	275 SQ YD
7	(E) DRIVEWAY	1500 SQ FT	275 SQ YD
8	(E) DRIVEWAY	1500 SQ FT	275 SQ YD
9	(E) DRIVEWAY	1500 SQ FT	275 SQ YD
10	(E) DRIVEWAY	1500 SQ FT	275 SQ YD
11	(E) DRIVEWAY	1500 SQ FT	275 SQ YD
12	LANDSCAPE AREA	11416 SQ FT	2100 SQ YD
TOTAL (IN) IMPERVIOUS AREA =		415 SQ YD	
TOTAL SWAMP REQUIREMENTS (IN) IMPERVIOUS AREA =		415 SQ YD	











1 VIEW OF EAST ELEVATION FROM DRIVEWAY



6 VIEW OF DRIVEWAY FROM WEST CORNER OF LOT



2 VIEW OF SED FROM NORTHERLY STREET



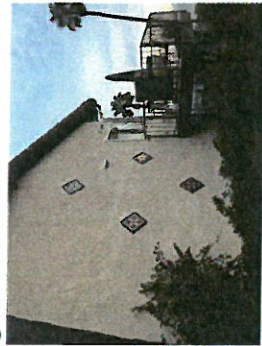
7 VIEW OF ENTRY STAIR FROM NORTHERLY STREET



VIEW OF ENTRY BOOTH TO BE FINISHED



⑧ VIEW OF NORTH EAST CORNER OF RESIDENCE FROM NORTHWESTLY AVENUE



12 VIEW EAST FROM TURNAROUND AREA



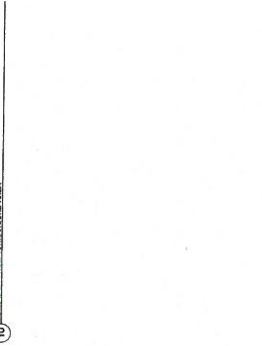
13 VIEW WEST ELEVATION



5 VIEW OF 2ND FLOOR SOUTH DECK

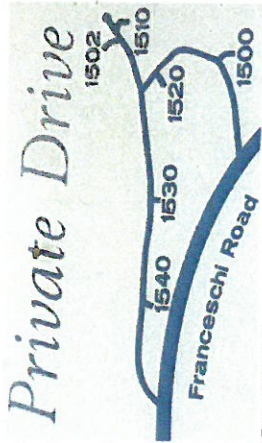


10 VIEW EAST FROM TURNAROUND AREA



13 VIEW WEST ELEVATION





1 ADDRESS REFERENCE KEY



2 1501 FRANCESCHI ROAD VIEW FROM NORTHWEST CORNER



4 1501 FRANCESCHI ROAD VIEW FROM NORTH PROPERTY LINE & CENTER OF LOT



3 1502 FRANCESCHI ROAD VIEW FROM NORTH EAST CORNER OF LOT



5 1503 FRANCESCHI ROAD VIEW FROM FRANCESCHI ROAD OF SOUTH ELEVATION



6 1504 FRANCESCHI ROAD VIEW FROM FRANCESCHI ROAD OF SOUTH ELEVATION



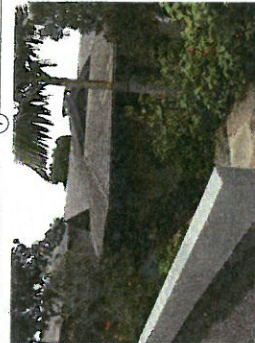
7 1505 FRANCESCHI ROAD VIEW OF SOUTH ELEVATION



8 1506 FRANCESCHI ROAD VIEW OF SOUTH ELEVATION



9 1507 FRANCESCHI ROAD VIEW OF WEST ELEVATION



10 1508 FRANCESCHI ROAD VIEW OF NORTH ELEVATION



11 1509 FRANCESCHI ROAD VIEW OF NORTH ELEVATION



12 1505 FRANCESCHI ROAD VIEW OF EAST ELEVATION ON



13 1505 FRANCESCHI ROAD VIEW OF SOUTH EAST CORNER OF STRUCTURE



14 1505 FRANCESCHI ROAD VIEW OF SOUTH WEST CORNER OF STRUCTURE



15 1506 FRANCESCHI ROAD VIEW OF NORTH ELEVATION



16 1505 FRANCESCHI ROAD VIEW OF NORTH WEST CORNER OF STRUCTURE



17 1505 FRANCESCHI ROAD VIEW OF WEST ELEVATION



18 1505 FRANCESCHI ROAD VIEW FROM DRIVEWAY NORTH EAST TOWARDS SUBJECT LOT

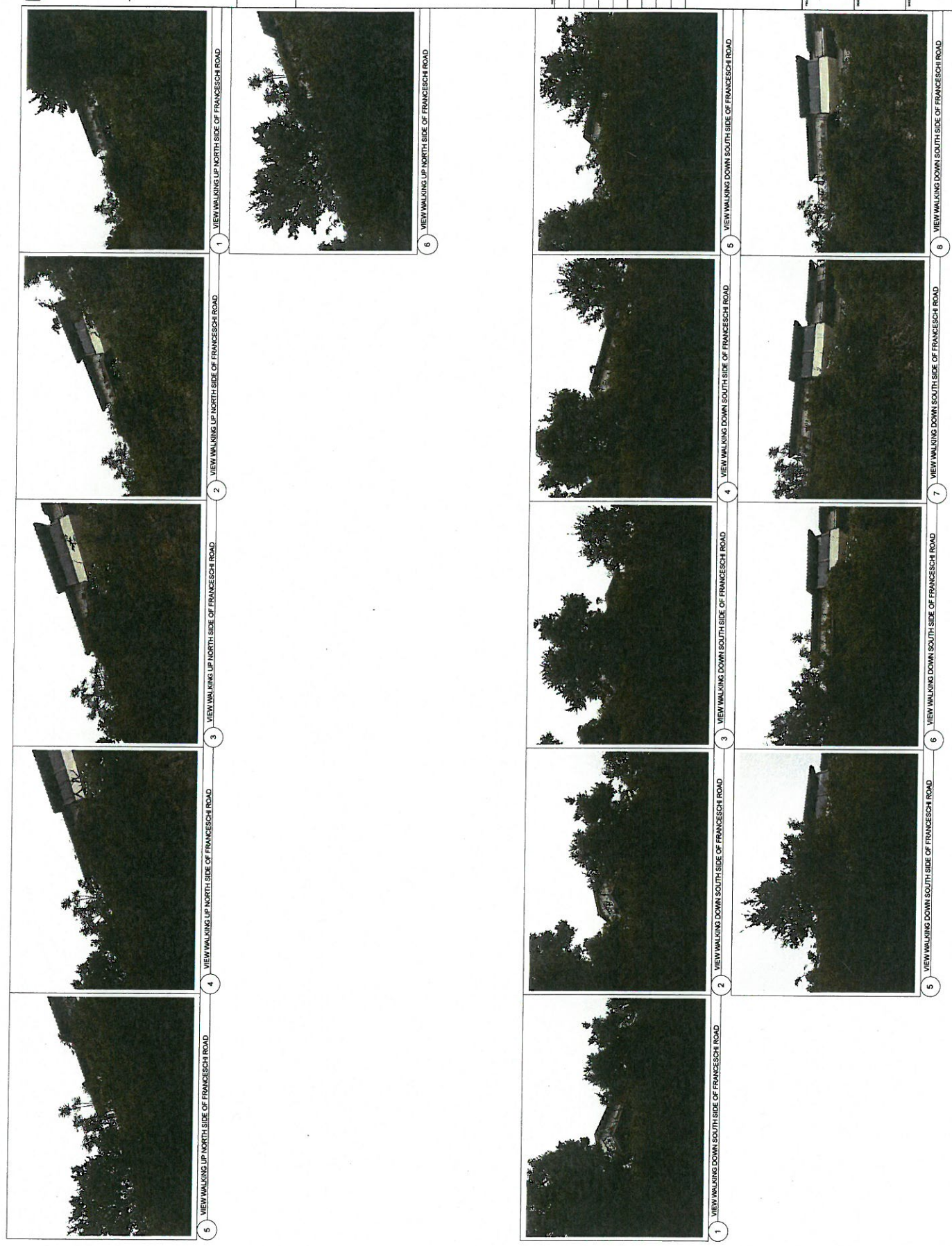


THESE PHOTOS WERE TAKEN ON 12/21/2017 AT 10:00 AM. THE WEATHER WAS CLEAR AND THE LIGHT WAS GOOD. THE PHOTOS WERE TAKEN FROM A WALKING DISTANCE OF APPROXIMATELY 10 FEET FROM THE SUBJECT. THE PHOTOS WERE TAKEN USING A CANON EOS 5D MARK II WITH A 24-70MM F/2.8 LENS. THE PHOTOS WERE TAKEN IN RAW FORMAT AND HAVE BEEN POST-PROCESSED TO ENHANCE THE QUALITY OF THE IMAGES.

TUCKER REMODEL  
1400 FRANCISCO ROAD  
SAN FRANCISCO, CA 94133  
415.774.1111  
www.tuckerremodel.com

ADDITIONAL SITE  
PHOTOS

A-1.5  
FOR PLAN 12-21-2017



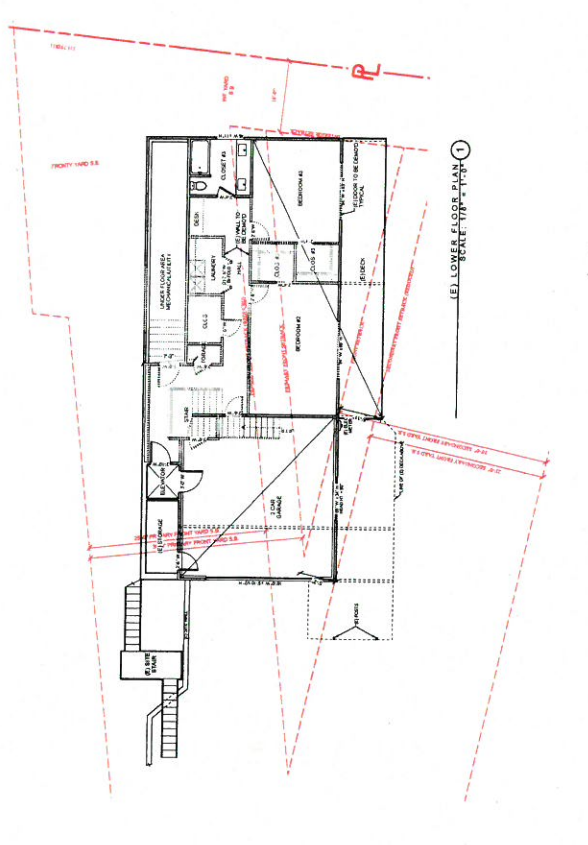
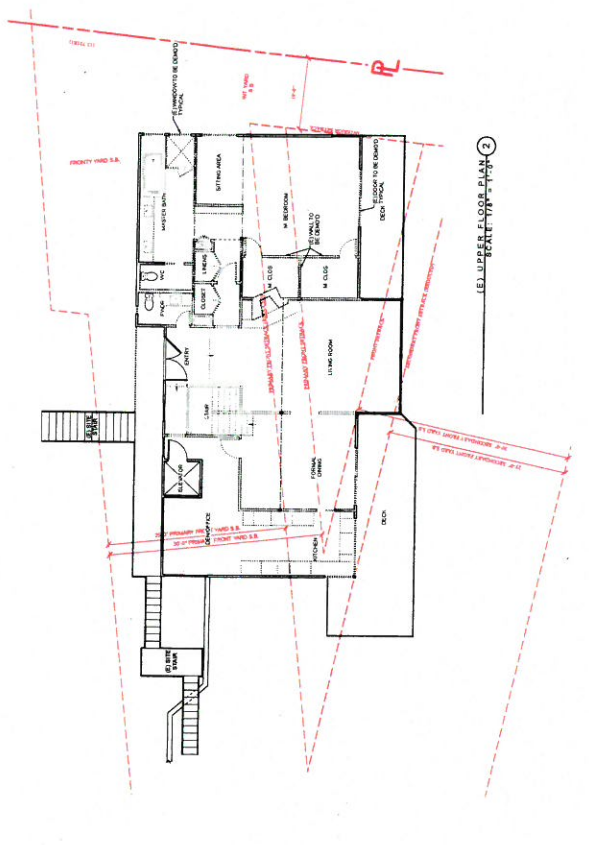
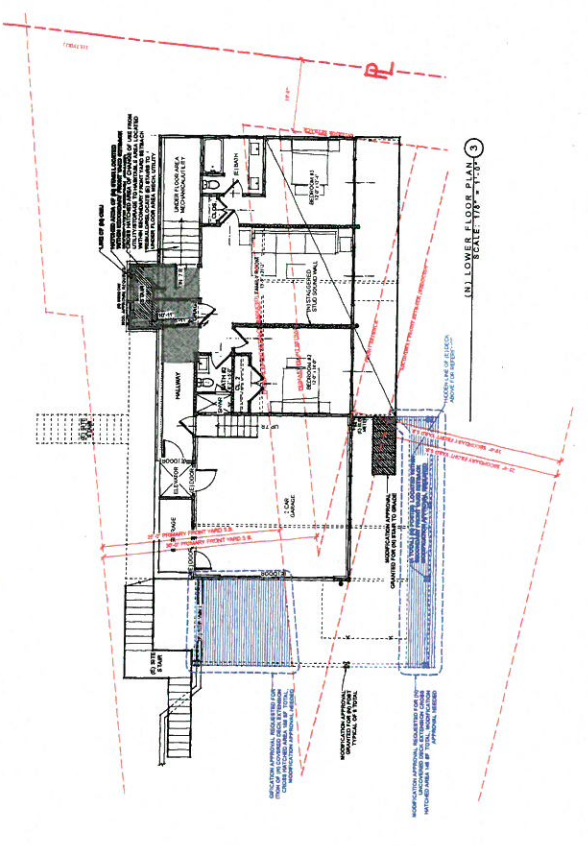
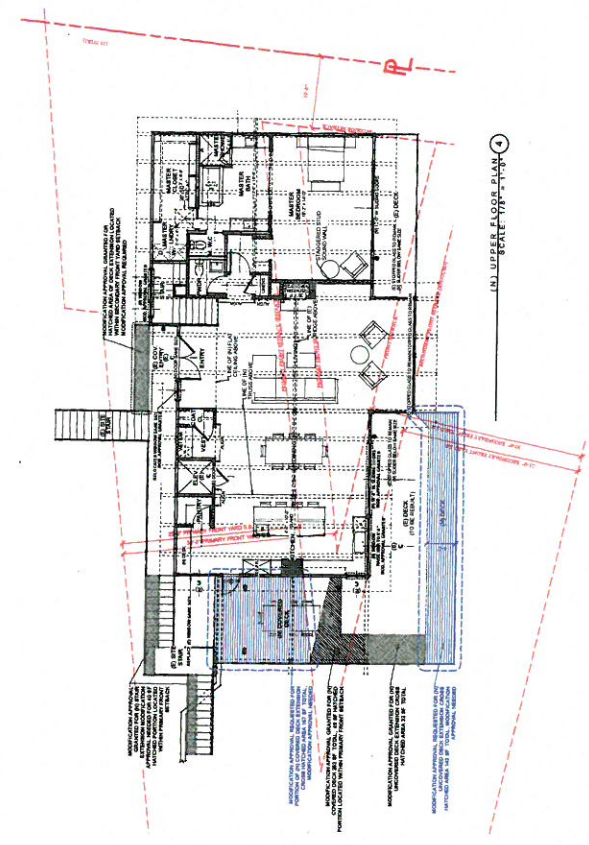
THIS DOCUMENT IS THE PROPERTY OF WADSWORTH DAVIS BROWN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WADSWORTH DAVIS BROWN.

NO.	DATE	DESCRIPTION
1	08/24/2017	SCHEMATIC FLOOR PLANS

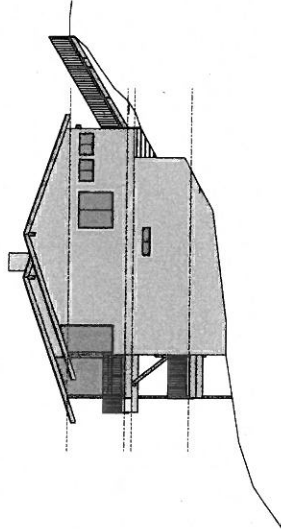
**TUCKER REMODEL**  
1415 FRANCISCO BLVD  
SAN FRANCISCO, CA

SCALE: 1/8" = 1'-0"  
SHEETS: 1/8" = 1'-0"  
FLOOR PLANS

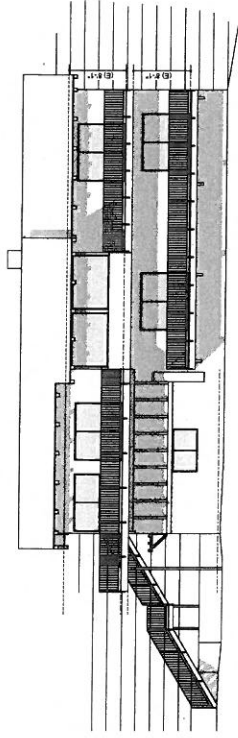
**A-2.0**  
Plot Date: 08/24/2017



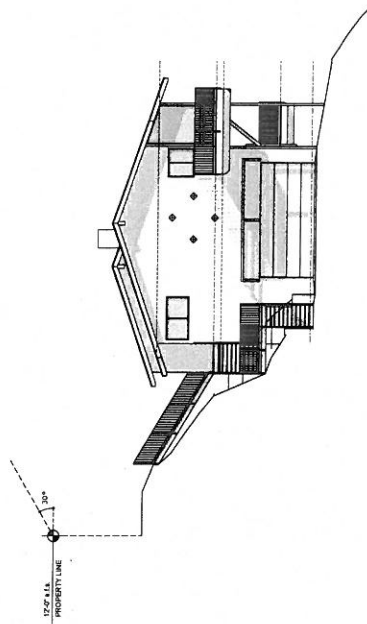




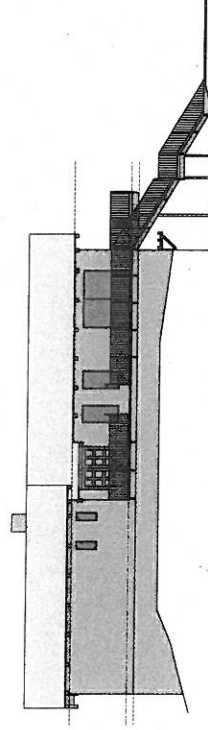
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SCALE: 1/8" = 1'-0"



● EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



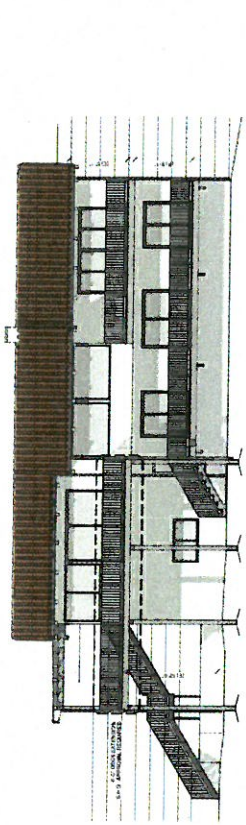
● EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"



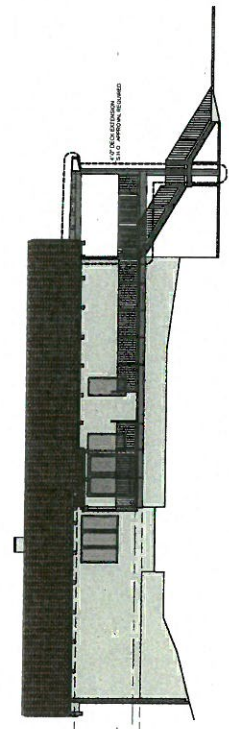
● EXISTING NORTH ELEVATION  
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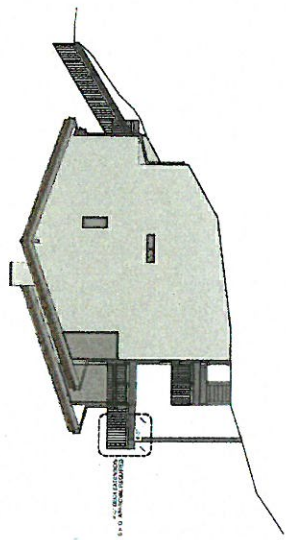
THE PROJECT, LOCATION, AND SITE INFORMATION ARE SHOWN ON THE PRELIMINARY SITE PLAN. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROPOSED PROJECT IS COMPATIBLE WITH THE SURROUNDING ENVIRONMENT AND DOES NOT REQUIRE A VISUAL ANALYSIS REPORT.



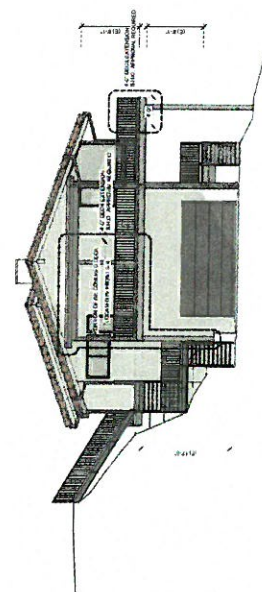
PROPOSED SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A duly Licensed Professional Engineer in the State of California. I am not providing these plans for any other project or purpose without the written consent of the City of San Jose.

### SECONDARY FRONT YARD - SLOPE CALCULATION

CONTOUR # LENGTH

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6	100.35
7	100.35
8	100.35
9	100.35
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1.64 ft x 1.48 = 2.43 ft

2.43 ft x 1.48 = 3.60 ft

3.60 ft x 1.48 = 5.33 ft

5.33 ft x 1.48 = 7.89 ft

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18350383415934756367.47 ft x 1.48 = 27158567455583429423.86 ft

27158567455583429423.86 ft x 1.48 = 40194680834263475547.31 ft

40194680834263475547.31 ft x 1.48 = 59488129634710942810.02 ft

59488129634710942810.02 ft x 1.48 = 88042431859372195358.83 ft

88042431859372195358.83 ft x 1.48 = 130301799151868849131.07 ft

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192846672744765916714.99 ft x 1.48 = 285413085662253556738.14 ft

285413085662253556738.14 ft x 1.48 = 422411366780155264073.45 ft

422411366780155264073.45 ft x 1.48 = 625168822834629790928.70 ft

625168822834629790928.70 ft x 1.48 = 925250857795252090574.47 ft

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1369371269536973094050.21 ft x 1.48 = 2026659488914719179094.31 ft

2026659488914719179094.31 ft x 1.48 = 2999456043593784385059.57 ft

2999456043593784385059.57 ft x 1.48 = 4439194944518800889887.16 ft

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6569998517887825317032.92 ft x 1.48 = 9723697806474081469208.72 ft

9723697806474081469208.72 ft x 1.48 = 14391072753581640574429.10 ft

14391072753581640574429.10 ft x 1.48 = 21298787675290818049155.07 ft

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31522205759430410712749.41 ft x 1.48 = 46652864523957007854969.12 ft

46652864523957007854969.12 ft x 1.48 = 69046239495456371625354.30 ft

69046239495456371625354.30 ft x 1.48 = 102188444453275430996524.36 ft

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151238907790847637874836.04 ft x 1.48 = 222843583530454404053756.34 ft

222843583530454404053756.34 ft x 1.48 = 329808503625072518000569.39 ft

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488116585365107326640842.69 ft x 1.48 = 722412546339358843428448.18 ft

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3464267130212764730778007.01 ft x 1.48 = 5127115352714981791151452.38 ft

5127115352714981791151452.38 ft x 1.48 = 7589130722018173050903149.52 ft

7589130722018173050903149.52 ft x 1.48 = 11231913468586896115336671.29 ft

11231913468586896115336671.29 ft x 1.48 = 16623231933508606250708274.51 ft

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83781401796263689973106276.69 ft x 1.48 = 123994474658480281160197209.50 ft

123994474658480281160197209.50 ft x 1.48 = 183511722494550816117091769.06 ft

183511722494550816117091769.06 ft x 1.48 = 271597349291935207853295818.41 ft

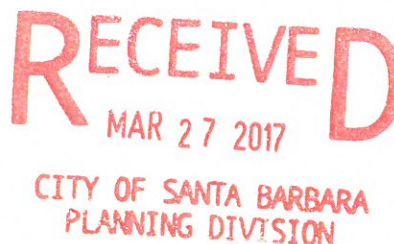
271597349291935207853295818.41 ft x 1.48 = 401946036952064107622877711.28 ft

401946036952064107622877711.28 ft x 1.48 = 594881296347109428100000.00 ft

EXEMPT FROM NEW ZONING ORDINANCE  
SECTION 20.20.020  
This project is exempt from the new zoning ordinance because it is a minor improvement to an existing structure. The project is located within the same zoning district as the existing structure and does not increase the height, area, or use of the structure. The project is also within the same lot as the existing structure and does not increase the lot coverage. The project is also within the same street frontage as the existing structure and does not increase the street frontage. The project is also within the same setback as the existing structure and does not increase the setback. The project is also within the same lot area as the existing structure and does not increase the lot area. The project is also within the same lot width as the existing structure and does not increase the lot width. The project is also within the same lot depth as the existing structure and does not increase the lot depth. 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March 23, 2017

Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990



**Re: Modification Request for 1540 Franceschi Road; APN 019-102-038; Zone A-2**

Dear Staff Hearing Officer:

There is an existing 2,684 square foot two-story, single-family residence, with a 501 square foot attached two-car garage with storage and attached 230 square foot utility/storage area on the property at 1540 Franceschi Road. The house also has one north facing cantilevered deck on the upper floor and 1 south facing deck on the upper floor along with a second south facing deck on the lower floor. Lastly, there is an existing air-conditioning condenser is located within the easterly interior setback.

The house, garage and south facing decks encroach into the southerly front yard setback 5'-11", 5'-2" & 14'-9" respectively. The house, utility storage area & north facing deck encroach into the secondary front yard setback 10'-11", 6'-11" & 13'-3" respectively. The house and south facing deck encroach into the east interior yard setback 3" & 9" respectively. The existing building has been permitted with city building permits according to the City building files and a modification was granted on 12/14/2011 to allow change of use (elevator) within the required front setback.

We are proposing addition to sfd lower floor (37 sf net, 41 sf gross); change of use of lower floor unconditioned mechanical/utility space to habitable area within the residence (79 sf); addition to entry deck (24 sf); enlargement of existing door & window openings; 252 sf portion of (427 sf total) 2nd floor permeable deck extension; interior remodel (1,500 sf approx.); new motorized entry gates; and to resurface existing driveway. The existing air-conditioning condenser will be relocated outside of the required setbacks.

**The modifications being requested are:**

1. To allow a proposed interior stairway addition to encroach ten foot eleven inches into the required **thirty five-foot primary front yard setback**. The encroachment will allow the original stairway to be in filled and reutilized as usable floor area for the upper floor and avoid an attempt to provide an addition elsewhere on an extremely constrained site. The proposed stairway is needed, as access between the two floors is a zoning and building requirement.
2. To allow the existing entry walkway to encroach thirteen foot nine inches into the **required thirty five-foot primary front yard setback**. The encroachment will allow the exterior entry to be more inviting. The proposed extension is needed, as the existing entry walkway is not welcoming.
3. To allow the change of use of utility storage area to habitable area to encroach six foot eleven inches into the required **thirty-five foot primary front yard setback**. The encroachment will allow a portion of the relocated stairway to be located within the existing footprint of the house and avoid an attempt to provide an addition elsewhere on an extremely constrained site. The proposed stairway is needed, as access between the two floors is a zoning and building requirement.
4. To allow:

**EXHIBIT C**



- a. *Relocation of (1) Window (two foot wide by five foot two inches) to encroach seven foot nine inches into the required **thirty-five foot primary front yard setback**. The encroachment will allow the proposed window to provide light to the existing upper floor living area. The proposed window is needed as we removing one window the same size thirty-four inches to the west.*
- b. *Build (1) new window (six foot seven wide by five foot high) within the proposed stairway to encroach ten foot nine inches into the required **thirty-five foot primary front yard setback**. The encroachment will allow the proposed window to provide natural daylight and ventilation. The proposed window is needed to provide natural daylight and ventilation in the stairway.*
5. *An addition to the existing 2<sup>nd</sup> floor deck to encroach nineteen foot six inches into the **required thirty-five foot secondary front yard setback**. The encroachment will allow for an outdoor area adjacent to the upper floor instead of attempting to provide large retaining walls at grade elsewhere on site. The proposed deck extension is needed as the site has an average slope of 38%, which leaves minimal usable outdoor area adjacent to the residence.*
6. *A 2<sup>nd</sup> floor deck with arbor above to encroach seven foot ten inches into the required **thirty-five foot secondary front yard setback**. The encroachment will allow for the covered deck to line up with the south face of the residence, which is aesthetically pleasing. The proposed covered deck extension is needed as the site has an average slope of 38%, which leaves minimal usable outdoor area.*
7. *The modification being requested is to allow the enlargement of (1) doors and (2) window to encroach a maximum of five foot one inch into the required **thirty-five foot secondary front yard setback**. The encroachment will allow the enlargement of the doors and windows in order to maximize the southern & western views. The enlargement of the doors and windows is needed to maximize the views, provide natural daylight and ventilation.*
8. *The modification being requested is to allow a new exterior stair to encroach seven foot ten inches into the **required thirty-five foot secondary front yard setback**. The encroachment will allow the stair to provide access to grade. The stair is needed as currently the access from the lower floor is through the garage.*
9. *The modification being requested is to allow the open yard area to be located twenty-seven foot four inches within the required **thirty-five foot secondary front yard setback**. The encroachment is needed as the site is severely constrained and cannot be located elsewhere on site.*

**The major benefits of having the proposed items listed above encroach into the required setback are:**

1. The change of use and stairway addition will allow additional habitable area on a constrained hillside lot that will have minimal impact to the size bulk and scale of the existing structure.
2. The enlargement of the existing entry walkway will maintain the primary access to the upper/main level of the residence while enhancing the entry area that is more inviting than what currently exists.
3. The proposed upper floor covered deck addition on the west side will help soften the existing two-story façade as well as allow for additional outdoor living area directly accessible from the primary public area within the house while not impacting the surrounding neighbors as the deck is well screened by existing trees.
4. The door and window additions/alterations will enhance the overall aesthetic character of the residence and in turn the neighborhood.
5. The proposed exterior stair will allow access to grade, which is currently underutilized.



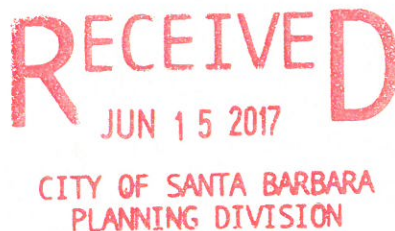
We hope that you will take the benefits listed above into consideration for the approval of the modification items we are requesting. Please feel free to contact us with any questions about the project.

Sincerely,

  
\_\_\_\_\_  
Jim Davis Architect

June 15, 2017

Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990



**Re: Modification Request for 1540 Franceschi Road; APN 019-102-038; Zone A-2**

Dear Staff Hearing Officer:

There is an existing 2,684 square foot two-story, single-family residence, with a 501 square foot attached two-car garage with storage and attached 230 square foot utility/storage area on the property at 1540 Franceschi Road. The house also has one north facing cantilevered deck on the upper floor and 1 south facing deck on the upper floor along with a second south facing deck on the lower floor. Lastly, there is an existing air-conditioning condenser is located within the easterly interior setback.

The house, garage and south facing decks encroach into the southerly front yard setback 5'-11", 5'-2" & 14'-9" respectively. The house, utility storage area & north facing deck encroach into the secondary front yard setback 10'-11", 6'-11" & 13'-3" respectively. The house and south facing deck encroach into the east interior yard setback 3" & 9" respectively. The existing building has been permitted with city building permits according to the City building files and a modification was granted on 12/14/2011 to allow change of use (elevator) within the required front setback.

We are proposing a 252 sf portion of (427 sf total) 2nd floor permeable deck extension; interior remodel (1,500 sf approx.); new motorized entry gates; and to resurface existing driveway. The existing air-conditioning condenser will be relocated outside of the required setbacks.

The modification being requested is *To allow the following within the required **thirty five-foot secondary front yard setback***

- a. *An addition to the existing 2<sup>nd</sup> floor deck to encroach nineteen foot six inches into the **required thirty-five foot secondary front yard setback**. The encroachment will allow for an outdoor area adjacent to the upper floor instead of attempting to provide large retaining walls at grade elsewhere on site. The proposed deck extension is needed as the site has an average slope of 38%, which leaves minimal usable outdoor area adjacent to the residence.*

**The major benefits of having the proposed items listed above encroach into the required setback are:**

1. The proposed upper floor covered deck addition will allow for additional outdoor living area directly accessible from the primary public area within the house while not impacting the surrounding neighbors as the deck is well screened by existing trees; *additionally the existing deck is unsightly and the proposed improvements will greatly enhance the architectural style*

We hope that you will take the benefits listed above into consideration for the approval of the modification items we are requesting. Please feel free to contact us with any questions about the project.

Sincerely,

**NEW ITEM****D. 1540 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-038

Application Number: MST2017-00084

Owner: Vincent &amp; Tucker

(Proposal to construct a 37 square foot lower-floor addition and convert 26 square feet of non-habitable to habitable space to an existing two-level, 2,720 square foot single-family residence with an attached 445 square foot two-car garage. The project also includes a 24 square foot addition to the entry deck, a 252 square foot addition to an upper level deck, enlarged door and window openings, resurfacing the driveway, new motorized entry gates and a remodel of interior spaces. The proposed total of 3,470 square feet on a 17,438 square foot lot located in the Hillside Design District is 79% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for three requested Zoning Modifications to allow encroachments within two of the required front yard setbacks and one open yard Modification.)

**(Comments Only; Project requires Staff Hearing Officer review.)**

**Continued indefinitely to the Staff Hearing Officer for return to Consent with comments:**

1. Restudy the post location on the west elevation and on the arbor.
2. The proposed encroachments within two of the required front setbacks are aesthetically appropriate additions and are supportable due to the constrained site.



**CONTINUED ITEM****D. 1540 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-038  
Application Number: MST2017-00084  
Owner: Vincent and Tucker  
Applicant: Jim Davis

(Proposal to construct a 37 square foot lower-floor addition and convert 79 square feet of non-habitable to habitable space to an existing two-level, 2,720 square foot single-family residence with an attached 445 square foot two-car garage. The project also includes a 24 square foot addition to the entry deck, a 252 square foot addition to an upper level deck, enlarged door and window openings, resurfacing the driveway, new motorized entry gates and a remodel of interior spaces. The proposed total of 3,470 square feet on a 17,438 square foot lot located in the Hillside Design District is 79% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer Review is required for three requested Zoning Modifications to allow encroachments within two of the required front yard setbacks and one open yard Modification.)

**(Comments Only. Project requires Staff Hearing Officer Review.)**

**Continued indefinitely to the Staff Hearing Officer with the positive comment that the Board found the proposed open yard modification aesthetically appropriate and reasonable due to the constrained site, and the project does not pose consistency issues with the Single Family Design Guidelines or City Ordinances.**



**\* THE BOARD RECESSED FROM 4:34 TO 4:46 P.M. \***

**SFDB-CONCEPT REVIEW (CONT.)**

**4. 1540 FRANCESCHI RD**

**A-2 Zone**

**(5:10)**

Assessor's Parcel Number: 019-102-038  
Application Number: MST2017-00084  
Owner: Vincent & Tucker  
Applicant: Jim Davis

(Proposal to construct a 37 square foot lower-floor addition and convert 79 square feet of non-habitable to habitable space to an existing two-level, 2,720 square foot single-family residence with an attached 445 square foot two-car garage. The project also includes a 24 square foot addition to the entry deck, a 252 square foot addition to an upper level deck, enlarged door and window openings, resurfacing the driveway, new motorized entry gates and a remodel of interior spaces. The proposed total of 3,470 square feet on a 17,438 square foot lot located in the Hillside Design District is 79% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for three requested Zoning Modifications to allow encroachments within two of the required front yard setbacks and one open yard Modification.)

**(Additional comments requested by the Staff Hearing Officer regarding the deck location and design.)**

Actual time: 4:46 p.m.

Present: Jim Davis, Applicant/Architect

Staff comments: Ms. Mamulski stated that additional clarification from the Full Board was requested by the Staff Hearing Officer for the upper-level deck location and design prior to the project's return to the Staff Hearing Officer.

Public comment opened at 4:50 p.m., and as no one wished to speak, it closed.

**Motion: Continued to the Staff Hearing Officer for return to the Full Board with comments:**

1. The Board reviewed and found the proposed four-foot modification extension to the south of the upper level balcony and deck design to be aesthetically appropriate, and not significantly visible from Franceschi Road, Alameda Padre Serra, and the City, due to the extensive screening foliage. The proposed changes to the upper-level balcony and deck design do not pose consistency issues with SFDB Design Guidelines or City Ordinances.

**Action:** Moticha/James, 3/2/0. (Bernstein and Miller opposed. Champendal absent.) Motion carried.

**\* MEETING ADJOURNED AT 5:06 P.M. \***

**PROJECT DESIGN AND FINAL REVIEW****1540 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-038  
Application Number: MST2017-00084  
Owner: Vincent and Tucker  
Applicant: Jim Davis

(Proposal to construct a 37 square foot lower-floor addition and convert 79 square feet of non-habitable to habitable space to an existing two-level, 2,720 square foot single-family residence with an attached 445 square foot two-car garage. The project also includes a 24 square foot addition to the entry deck, a 252 square foot addition to an upper level deck, enlarged door and window openings, resurfacing the driveway, new motorized entry gates and a remodel of interior spaces. The proposed total of 3,470 square feet on a 17,438 square foot lot located in the Hillside Design District is 79% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for three requested Zoning Modifications to allow encroachments within two of the required front yard setbacks and one open yard modification.)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 035-17 and was last reviewed May 30, 2017.)**

**Continued indefinitely to the Staff Hearing Officer for return to Consent with positive comments:**

1. The proposed modification request is aesthetically appropriate and compatible with the rest of the proposed project.
2. The proposed modification does not pose consistency issues with SFDB Design Guidelines or City Ordinances.
3. The proposed colors are acceptable and appropriate.
4. The scope of the proposed project is not visible from the street.



**PROJECT DESIGN AND FINAL REVIEW****1540 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-038  
Application Number: MST2017-00084  
Owner: Vincent & Tucker  
Applicant: Jim Davis

(Proposal to construct a 37 square foot lower-floor addition and convert 79 square feet of non-habitable to habitable space to an existing two-level, 2,720 square foot single-family residence with an attached 445 square foot two-car garage. The project also includes a 24 square foot addition to the entry deck, a 252 square foot addition to an upper level deck, enlarged door and window openings, resurfacing the driveway, new motorized entry gates and a remodel of interior spaces. The proposed total of 3,470 square feet on a 17,438 square foot lot located in the Hillside Design District is 79% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review was obtained for three requested Zoning Modifications to allow encroachments within two of the required front yard setbacks and one open yard modification. A partial approval was granted.)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 035-17 and was last reviewed July 24, 2017.)**

**Project Design Approval and Final Approval as submitted with the finding made that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.**

**NEW ITEM****1540 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-038  
Application Number: MST2017-00355  
Owner: Tucker & Kathy Vincent  
Architect: Wade Davis Design

(Proposal to extend the existing front deck by four feet, which will result in an addition of 146 square feet, as well as new exterior stairs extending from the lower deck to grade. Other site improvements including an interior remodel, new entry gates, driveway resurfacing, and various exterior alterations have been reviewed under a separate application (MST2017-00084). Staff Hearing Officer review is requested for a Zoning Modification request to allow encroachments within the required front yard setback. The proposed total of 3,470 square feet of development on a 17,438 square foot lot located in the Hillside Design District is 79% of the guideline maximum floor-to-lot-area ratio (FAR).)

**(Comments Only. Project requires Staff Hearing Officer review for a Zoning Modification request.)**

**Continued indefinitely to the Staff Hearing Officer with comments:**

1. The proposed deck and stair encroachment is aesthetically appropriate and supportable due to the constrained site.
2. The encroachment is not significantly visible from Franceschi Road, Alameda Padre Serra, and the City, due to screening vegetation.
3. The encroachment does not pose consistency issues with the Single Family Design Board Guidelines.
4. The applicant is to return with the proposed deck light fixture represented on the elevation.